

## \$325,000 - 5210 43 Avenue, Leduc

MLS® #E4452846

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

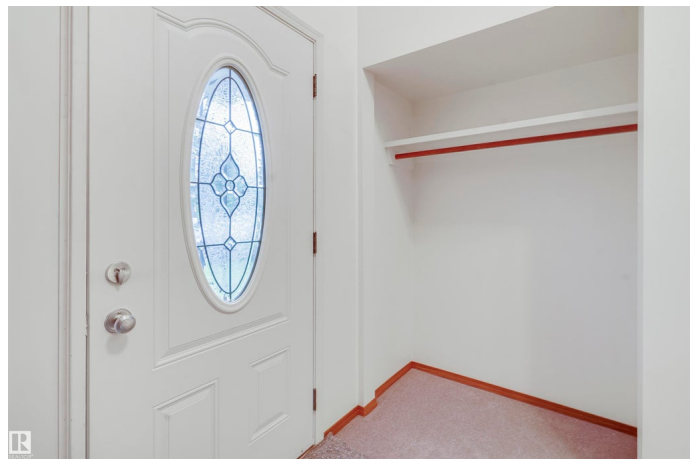
Bright, functional, & ready for your next chapter in Leduc. Visit the REALTOR®'s website for more details. This welcoming bi-level home offers a smart layout with plenty of natural light & space for the whole family. The main floor features a bright living room, a functional kitchen & dining space. With 2 bedrooms on both levels, this home provides flexibility for families, guests, or setting up a home office. The fully finished lower level adds even more living space for a rec room, media area, or hobbies. The oversized double detached garage is heated & insulated which will keep your vehicles & toys warm in the winter - plus it offers excellent storage or workshop potential. There is also plenty of parking in front of the garage including room to park that RV or boat! Outside, enjoy a sizeable backyard perfect for play, gardening, or entertaining. Located in a friendly neighbourhood close to parks, schools, shopping, & major routes, this home blends comfort, convenience, and year-round practicality.

Built in 1970

### Essential Information

MLS® # E4452846

Price \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5210 43 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T6E 5A6

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Linsford Park School  
Middle                              Ecole Leduc Junior High  
High                                 Leduc Composite High

**Additional Information**

Date Listed                      August 14th, 2025  
Zoning                              Zone 81

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